

THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR BOARD MEETING MINUTES

APRIL 26, 2017

1. CALL TO ORDER

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, April 26, 2017.

2. OPEN PUBLIC MEETING NOTICE ACT

Mr. John Clarke, Executive Director of the New Brunswick Housing Authority (Secretary) read the Notice of Public Meeting.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. ROLL CALL

PRESENT:

Chairperson Yirgu Wolde
Commissioner Cesar Ovando
Commissioner Otero
Commissioner Kevin Jones
Commissioner Dale Caldwell (arrived at 6:51PM)

ABSENT:

Commissioner Anthony Giorgianni

ALSO PRESENT:

John Clarke, Executive Director
Mark Roedelbronn, Director of Operations
Joseph Manfredi Esq., NBHA Legal

RESOLUTIONS

NBHA RESOLUTION 2017 - 4/26 # 7

(Acting as Redevelopment Agency)

Resolution Approving a Redevelopment Agreement with Cultural Center Redevelopment Associates Urban Renewal LLC for a Mixed Use Project in the Cultural Center Redevelopment Area

MOTION: Commissioner Ovando moved to accept Resolution #7.
Commissioner Jones seconded.

COMMENT: John Hoffman (NBHA Special Counsel) discussed the agreement and described the project. Chris Paladino (Devco) described the project and details about the project and addressed questions from the Board. Mr. Paladino stated that 20% of the rental units would be affordable housing units. Commissioner Caldwell stated his support for the project.

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Caldwell
Nays: None
Abstentions: None
Absent: Giorgianni

The motion passed 5-0-0

NBHA RESOLUTION 2017 - 4/26 # 8

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Month of February, 2017

MOTION: Commissioner Ovando moved to accept Resolution #8.
Commissioner Jones seconded.

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Caldwell
Nays: None
Abstentions: None
Absent: Giorgianni

The motion passed 5-0-0

NBHA RESOLUTION 2017 - 4/26 # 9

Resolution Ratifying, Approving and Adopting a Smoke-Free Policy for the New Brunswick Housing Authority

MOTION: Commissioner Caldwell moved to accept Resolution #9.
Commissioner Ovando seconded.

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Caldwell
Nays: None
Abstentions: None
Absent: Giorgianni

The motion passed 5-0-0

NBHA RESOLUTION 2017 – 4/26 # 10

Resolution Ratifying, Approving and Adopting the Annual Plan for the New Brunswick Housing Authority and CFP Grant Revision

MOTION: Commissioner Caldwell moved to accept Resolution #10.
Commissioner Ovando seconded.

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Caldwell
Nays: None
Abstentions: None
Absent: Giorgianni

The motion passed 5-0-0

NBHA RESOLUTION 2017 - 4/26 # 11

Resolution Authorizing and Approving Payment of Bills for the Month of March, 2017

MOTION: Commissioner Jones moved to accept Resolution #11.
Commissioner Caldwell seconded.

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Caldwell
Nays: None
Abstentions: None
Absent: Giorgianni

The motion passed 5-0-0

NBHA RESOLUTION 2017 – 4/26 # 12

Resolution Authorizing and Approving Contract with Manfredi & Pellechio to provide General Legal Services to the Housing Authority of the City of New Brunswick

MOTION: Commissioner Ovando moved to accept Resolution #12.
Commissioner Jones seconded.

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Caldwell
Nays: None
Abstentions: None
Absent: Giorgianni

The motion passed 5-0-0

NBHA RESOLUTION 2017 - 4/26 # 13

Resolution Approving and Adopting the New Brunswick Housing Authority Maintenance Policy

MOTION: Commissioner Caldwell moved to accept Resolution #13.
Commissioner Wolde seconded.

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Caldwell
Nays: None
Abstentions: None
Absent: Giorgianni

The motion passed 5-0-0

NBHA RESOLUTION 2017 – 4/26 # 14

Resolution Approving and Adopting the New Brunswick Housing Authority Internal Control Policy

MOTION: Commissioner Jones moved to accept Resolution #14.
Commissioner Wolde seconded.

ROLL CALL: Ayes: Ovando, Jones, Otero, Wolde, Caldwell
Nays: None
Abstentions: None
Absent: Giorgianni

The motion passed 5-0-0

SECRETARY'S REPORT

John Clarke presented the Secretary's Report verbally and addressed questions from the Board.

COMMITTEE REPORTS

No further reports were given.

PUBLIC COMMENT: Commissioner Wolde welcomed the new Board member Edna Otero and thanked her for volunteering to serve. Charles Kratovil welcomed the new Board member and made several comments about programs and operations, parking permits and staff that were addressed by Chairman Wolde and Mr. Clarke. Rebecca Escobar asked about maintenance activities and the question was addressed by Mr. Clarke.

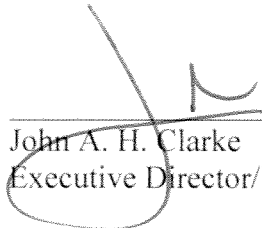
MOTION: Commissioner Jones made a motion to adjourn the meeting. Commissioner Ovando seconded.

ROLL CALL: Ayes: Ovando, Jones, Wolde, Otero, Caldwell
Nays: None
Abstentions: None
Absent: Giorgianni

The motion carried 5-0-0. The meeting was adjourned at 7:20PM.

CERTIFICATION AND APPROVAL OF BOARD MINUTES


I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, April 26, 2017, as the official minutes to be entered into record.



John A. H. Clarke
Executive Director/Board Secretary

Date: April 26, 2017

Certified To Be a True Original Copy



Mark Roedelbronn
Director of Operations